

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Council: Waltham Forest | Council Tax Band: B | Floor Area: 462.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

**CHURCHILL**  
estates



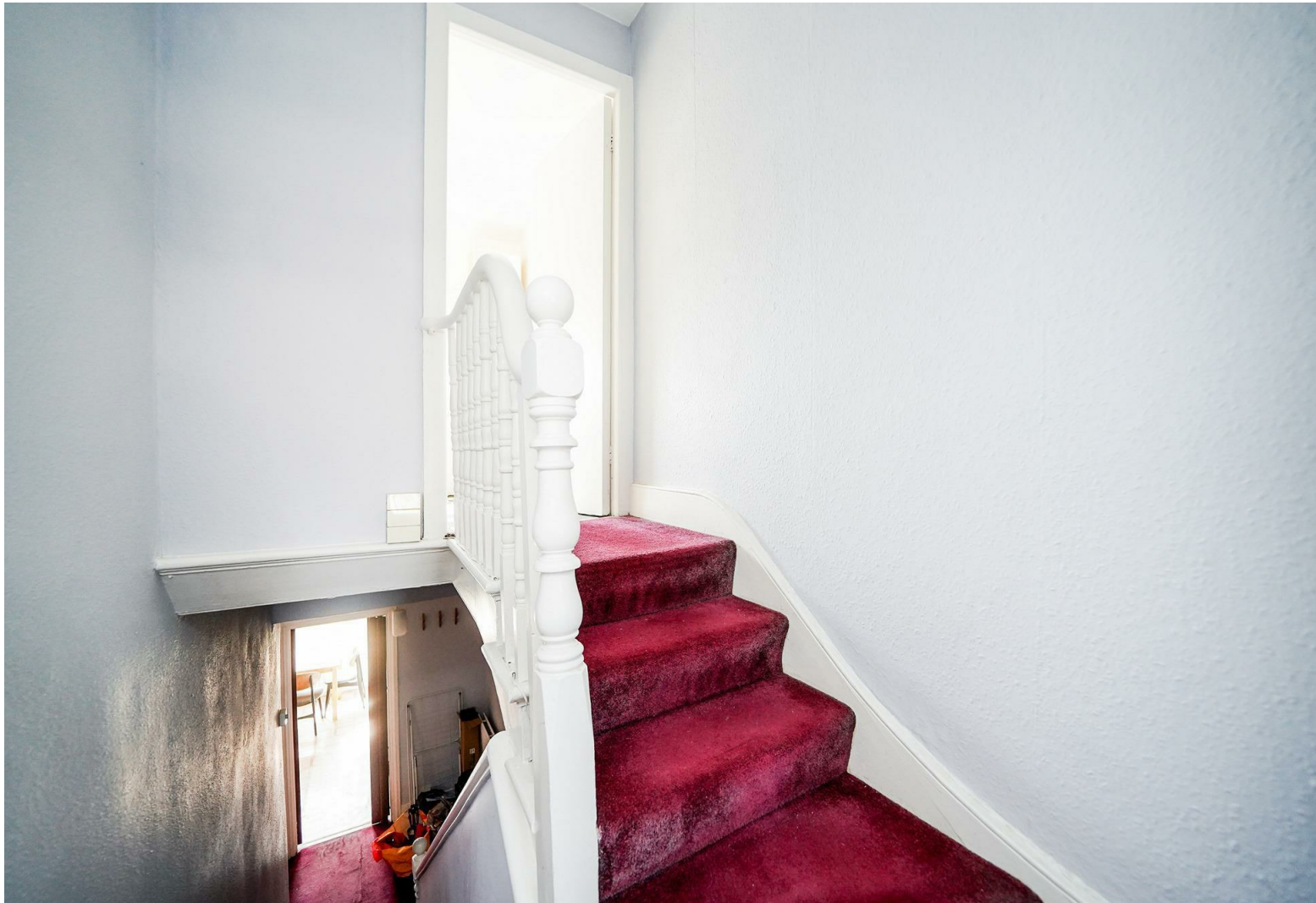
**CHURCHILL**  
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Folkestone Road, Walthamstow, E17 9SD  
£1,400 Per Calendar Month

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**



Nestled on the charming Folkestone Road in Walthamstow, this delightful one-bedroom flat is now available for rent. Set within a period Victorian conversion, this property boasts a perfect blend of classic character and modern convenience.

As you enter the first-floor split-level flat, you will be greeted by a well-presented reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining. The spacious double bedroom provides a comfortable retreat, ensuring a peaceful night's sleep. The flat also features a well-appointed bathroom, designed for both functionality and style.

The property benefits from double glazing throughout, ensuring a quiet and energy-efficient living space. With gas central heating, you can enjoy a cosy environment during the cooler months.

Location is key, and this flat does not disappoint. Situated in a central area of Walthamstow, you will find yourself just a short distance from Walthamstow Central Station, providing excellent transport links to London and beyond. The vibrant local community offers a variety of shops, cafes, and parks, making it an ideal place to call home.

Available now and part furnished, this charming flat is perfect for individuals or couples seeking a stylish and convenient living space in a sought-after location. Don't miss the opportunity to make this lovely property your new home.

